

ORDINANCE NO. \_\_\_\_\_

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING  
CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE  
BY ADDING SECTION 15.28.020, RESIDENTIAL  
GRAYWATER STUB-OUT

WHEREAS, on May 3, 2011 City Council approved Resolution 2011-076 in which City Council adopted the Climate Adaptation Strategies and approved their implementation; and

WHEREAS, the adopted Climate Adaptation Strategies will help reduce the City's future risks and costs from expected local climate change impacts; and

WHEREAS, the Implementation Plan for Strategy #4, Local Water Supply and Reuse, proposed adopting new regulations to incorporate clothes washer graywater plumbing stub-out in new residential development; and

WHEREAS, the Department of Water Resources and the Department of Housing and Community Development adopted graywater regulations in the 2010 Californian Plumbing Code Chapter 16A, Part I; and

WHEREAS, clothes washer graywater systems constructed according to Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction and operated according to the 2010 California Plumbing Code Chapter 16A provide a safe method of reducing potable water demand; and

WHEREAS, a clothes washer graywater system can save a typical single-family dwelling up to 7,000 gallons of potable water per year; and

WHEREAS, the installation of a stub-out at time of construction greatly facilitates the use of graywater in residences; and

WHEREAS, the City Council specifically and expressly finds and declares that adding section 15.28.020 to Chapter 15.28 is necessary due to local climatic conditions. As a result of prolonged droughts exacerbated by climate change, it is anticipated that water supplies from imported sources are reduced, and furthermore, as a result of population and economic growth, demand for water is expected to increase. These impacts could limit imported water availability, lead to higher demand for local water sources and increase utility costs. Requiring single-source graywater stub-out in new residential development facilitates the use of graywater for irrigation which in turn helps address these water-related climate change impacts.

NOW THEREFORE the City Council of the City of Chula Vista does hereby ordain as follows:

#### SECTION I. ENVIRONMENTAL REVIEW

That the City Council has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity falls within the Class 8 Categorical Exemption pursuant to California Code of Regulations Title 14, Chapter 3, Article 19 (the "State CEQA Guidelines") section 15308 and therefore is exempt from environmental review; and notwithstanding the Class 8 Categorical Exemption, the City Council has further determined that there is also no possibility that the activity may have a significant effect on the environment; therefore, pursuant to section 15061(b)(3) of the State CEQA Guidelines the activity is exempt from the provisions of CEQA.

#### SECTION II. CHULA VISTA MUNICIPAL CODE

That the City Council does hereby find and determine that Chapter 15.28 of the Chula Vista Municipal Code is hereby amended by adding Section 15.28.020, Residential Graywater Stub-out, as follows:

##### **15.28.020 Residential Graywater Stub-out.**

All new detached single-family dwellings and duplexes shall include a single-source clothes washer graywater outlet and an outside stub-out to allow the later installation of a clothes washer graywater irrigation system that complies with the requirements of Section 1603A.1.1 of the 2010 California Plumbing Code. The outlet and stub-out shall be installed in accordance with the Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction or an equivalent alternate method and/or material approved by the Building Official.

The provisions of this Section may be modified or waived when it can be satisfactorily demonstrated to the Building Official that compliance with these regulations is impractical due to construction or physical constraints, or due to site and/or soil conditions.

#### SECTION III. EFFECTIVE DATE

This ordinance will take effect and be in force thirty days after its final passage.

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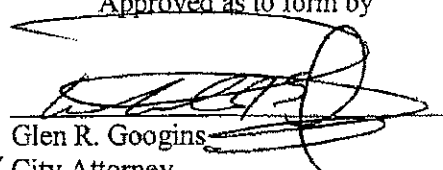
#### SECTION IV. PUBLICATION

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

Presented by

\_\_\_\_\_  
Gary Halbert, P.E., AICP  
Assistant City Manager/Development  
Services Director

Approved as to form by

  
\_\_\_\_\_  
for Glen R. Googins  
City Attorney

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA ADOPTING THE CHULA VISTA CLOTHES  
WASHER GRAYWATER PRE-PLUMBING AND STUB-OUT  
FOR NEW RESIDENTIAL CONSTRUCTION

WHEREAS, on May 3, 2011 City Council approved Resolution 2011-076 in which City Council adopted the Climate Adaptation Strategies and approved their implementation; and

WHEREAS, the Implementation Plan for Strategy #4, Local Water Supply and Reuse, proposed adopting new regulations to incorporate clothes washer graywater plumbing stub-out in new residential development; and

WHEREAS, staff is presenting to Council an ordinance amending Chapter 15.28 of the Municipal Code to require all new detached single-family dwellings and duplexes to include a clothes washer graywater pre-plumbing and outside stub-out; and

WHEREAS, the installation of a stub-out at time of construction greatly facilitates the use of graywater in residences; and

WHEREAS, in order to facilitate compliance with the requirements and establish consistency in the installation and inspection of these requirements, staff developed technical installation requirements, Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction (attached as Exhibit "A"); and

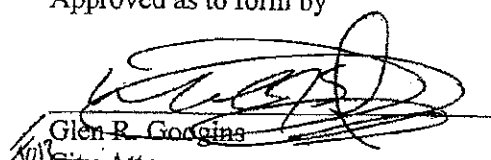
WHEREAS, the Board of Appeals and Advisors, at their January 14, 2013 meeting recommended that City Council adopt the installation requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it hereby adopts the Chula Vista Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction, attached as Exhibit "A," as the installation requirements in the City of Chula Vista.

Presented by

Approved as to form by

\_\_\_\_\_  
Gary Halbert, P.E., AICP  
Assistant City Manager/Development  
Services Director

  
Glen R. Goggins  
City Attorney

## EXHIBIT A



### **Clothes Washer Graywater Pre-Plumbing and Stub-Out for New Residential Construction**

**These requirements, or an equivalent alternate method and/or material approved by the Building Official, are applicable in all new detached single family dwellings and duplexes.**

There are two basic approaches to installing the pre-plumbing and stub-out for a future clothes washer graywater system in newly constructed dwelling units. Both methods are installed adjacent to the regular clothes washer standpipe to allow the clothes washer to drain into the regular sewer standpipe (leading to the building sewer) or be diverted to a graywater stub-out on the exterior of the building. The following are the two methods:

**Configuration #1** involves a separate graywater standpipe installed adjacent to the regular clothes washer standpipe. This can be done by installing an additional outlet box dedicated for the graywater standpipe. The following installation requirements apply:

- The standpipe shall be vented (an air admittance valve is acceptable) and trapped, and all plumbing materials shall be 2-inch in size.
- The standpipe shall have a 2-inch overflow pipe leading downward to the regular washer sewer standpipe.
- The graywater standpipe outlet box shall be as close as possible to the sewer standpipe so that the flexible washing machine wastewater discharge pipe can be manually moved between the two outlet box drainage pipes to either flow into the sewer or to a future graywater system attached to the stub-out.
- The plumbing system must have a minimum  $\frac{1}{4}$ " per foot slope towards the exterior stub-out.

**Configuration #2** uses a 3-Way Diverter Valve connected to the end of the flexible washing machine wastewater discharge pipe. The valve position directs the graywater to either the regular standpipe leading to the sewer or to the graywater sub-out. The following installation requirements apply:

- The diverter valve and all additional plumbing materials shall be minimum 1-inch in size or greater.
- The graywater stub-out shall have a vacuum breaker installed at the highest point in the connection, either inside or outside.
- The diverter valve must be accessible and securely fastened to the interior wall at the clothes washer.

**The following general requirements apply to both configurations:**

- Permanent labeling.
  - Regular standpipe leading to the building sewer and diverter valve in position to feed into the sewer standpipe must be permanently labeled "Building Sewer."

## EXHIBIT A

- Standpipe dedicated to feed the graywater stub-out and diverter valve in the position to feed the graywater stub-out must be permanently labeled "Graywater to Landscape."
  - Exterior graywater stub-outs must be permanently labeled "GRAYWATER STUB-OUT. CAUTION- UNSAFE WATER. DO NOT DRINK."
  - Sections of the graywater piping 5-feet or longer must be labeled "CAUTION: NON-POTABLE WATER, DO NOT DRINK."
- An operation and maintenance manual shall be provided. Directions shall indicate the manual is to remain with the building throughout the life of the system and indicate that upon change of ownership or occupancy, the new owner or tenant shall be notified the structure contains a graywater stub-out or system.
- Stub-out
  - Must extend a minimum of 3-inches outward past the exterior wall.
  - Must have a rubber cap with a stainless steel tightening draw band to keep it closed when not conducting graywater.
  - Exterior stub-outs should measure between 18-inches and 48-inches above finished exterior grade. The higher the better to assist with the gravity flow of the system but not to exceed 48" above finished exterior grade.
  - The stub-out should be as close to the largest area of landscaping as possible.
- All exterior materials shall be protected from UV rays by a latex paint, except for the vacuum breaker device.
- All work and materials used shall conform to the California Plumbing Code in effect at the time of installation.
- Both ends of the graywater stub-out plumbing need to be identified on the plans.
- The graywater plumbing and stub-out is required wherever the clothes washer outlet box is installed in the building.